

**Attachment 7 – Requirements of Councils Business Units - Nos  
467-493 (Lots 1-4) Albany Highway, Victoria Park - Development  
Application 5.2020.590.1 for New Commercial Building**

# TOWN OF VICTORIA PARK

## REQUIREMENTS OF OTHER COUNCIL BUSINESS UNITS

DA Ref No: 5.2020.590.1

### STREET IMPROVEMENT BUSINESS UNIT:

- (1) All stormwater drainage shall be designed and signed by a certified Hydraulic Engineer. An overland flow path is to be included in the design to ensure diversion of stormwater from the developments during storm events.
- (2) Prior to the submission of a building permit, the applicant shall submit a Stormwater Management Plan that has been designed and signed by a certified Hydraulic Engineer addressing issues associated with stormwater during storm events of 1:100 Annual Rainfall Interval (ARI) up to 24 hours duration,. In the event that changes to the approved plans (i.e finished floor levels and ground levels) are required in order to comply with the stormwater drainage management plan, then an application for amendment to the development approval will be required.
- (3) All awnings extending over boundaries into Road reserve areas are to be:
  - 2.7m minimum height from pavement level to underside of awnings or any signage
  - Not to extend over ROW Widening boundary line
  - To be maintained a minimum 600mm from back of kerbline
  - Remain 1.5m minimum clear of any existing or proposed Verge Trees
  - Remain clear of any existing Power poles, stay wires and street lights to Western Power clearance requirements
- (4) Stormwater design of 4 or more units or commercial developments to be designed and signed by a certified and qualified practising Hydraulic Engineer. Stormwater design to cater for a 1:100 year storm event to retained and disposed of onsite.
- (5) 1.5m ROW widening to be constructed and drained at applicant expense, to TOVP specifications in lieu of payment of a ROW Contribution
  - *200mm Compacted Limestone base*
  - *40mm Dense graded Red asphalt*

#### **Advice to Applicant:**

- (1) Existing Sewerage system running through / adjacent to property. Property may be subject to Sewerage easement inside or adjacent to property. Applicant to liaise with the Water Corporation for any/all enquiries and requirements.
- (2) Work Zone permits will be limited along Albany Highway due to road verge size limits, high traffic levels, location on hill, proximity to signalised and un-signalised intersections and Bus route. All works, trades, vehicle, materials etc. to be retained onsite and not encroach into verge and roadways.

## **BUILDING BUSINESS UNIT:**

1. Floors in wet areas (WC's, urinals, bathroom, laundries and cleaners rooms) to be properly surfaced and have an even fall to an approved to floor waste outlet.
2. A demolition permit is required to be obtained from the Town prior to the demolition of the existing building(s) and/or structure(s) on the site.
3. Rat baiting is to be provided and set in the proposed building to be demolished, for a minimum of 14 days prior to an application for a demolition permit being submitted to the Town. It is recommended that certification from a licensed pest management technician/registered pest management business be provided as part of the demolition permit application to confirm that the required rat baiting has occurred.
4. Form BA20 – 'Notice and Request for consent to work affecting other land' to be submitted with Building Permit Application. Consent is required from properties located at No. 495-513 Albany Highway.
5. Any required excavation or filling greater than 150mm below or above existing ground levels is to be retained along any boundary by a retaining wall system designed by a practising Structural Engineer. Council approval is required for all proposed retaining wall systems greater than 150mm in height or depth.
6. Your attention is drawn to the need to comply with the requirements of Part D3 of the Building Code of Australia - Access for People with Disabilities, including parking, sanitary facilities and tactile indicators in accordance with AS 1428.1, AS 1428.4, AS 1428.5 and AS/NZS 2890.6.
7. Plans are to be assessed by a practicing qualified disability Access Consultant who is an accredited member of the Association of Consultants in Access, Australia Inc (ACAA) to confirm compliance with the Disability (Access to Premises – Building) Standards, Building Code of Australia and relevant Australian Standards. A Copy of the certified plans is to be provided as part of the building permit application.
8. In addition to the disabled access and facility requirements of the Building Code of Australia, it is the responsibility of the building owner/developer to ensure the development complies with the Disability Discrimination Act 1992. Further information may be obtained from the Disability Services Commission.

### **Advice to Applicant:**

- (1) In the case of a Class 1a or 10 building, the application for a building permit can be submitted as either a certified or an uncertified application. A Class 2-9 building can only be submitted as a certified application.
- (2) Council's preference for the future street numbering of the proposed development (if constructed) and/or the lot(s) on which the development is to be constructed are amalgamated is as follows:
  - #479 Albany Highway, Victoria Park.

## **PARKS BUSINESS UNIT:**

- (1) The Landscape Plan required by the conditions of planning approval should include the following:
  - Plan to scale not less than 1:200, preferably 1:100;
  - North point and lot boundaries;
  - Existing trees for retention or removal, including verge trees;

- Verges – include all services and features from the property line to the roadway edge;
- Hard surfacing areas, footpaths, crossovers and driveways;
- Retaining walls, fences and other structures;
- Note proposed irrigation type (waterwise design preferred);
- Mulch type - large-particled to allow for effective drainage;
- Mulch application depth - minimum 70mm;
- Mulch is to be suitably retained on the verge to prevent the contamination of street drainage systems;
- Plant legend showing:
  - Proposed plant species (botanic and common names);
  - Container size (not less than 130mm);
  - Plant quantities;
  - Low-natural-light condition plant selection (where appropriate)
  - Waterwise plant selection (where appropriate); and
  - Appropriate spacing – moderate planting density, relative to the eventual mature size and spread of the species selected;
- Drainage details; and
- Landscape maintenance schedule.

Landscaping is to be installed in accordance with the approved plan continually maintained to a standard to the satisfaction of the Town.

**Advice to Applicant:**

- (1) Where present, the Town's street tree(s) is to be protected from damage during all phases of development. Pruning of any street tree affected by the development on the subject site is to be undertaken by the Town, at the applicant's cost.
- (2) Damage to and/or unauthorised verge tree pruning or removal is subject to a penalty under the Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2000, Division 1 – General, 2.1 General Prohibitions.

**ENVIRONMENTAL HEALTH BUSINESS UNIT:**

- (1) Any air conditioning system is to be located in such a position so as not to cause a noise problem to occupants of surrounding properties. An information sheet regarding the installation of air conditioners is available from Council's Environmental Health Services.
- (2) The applicant is required to submit a *Food Business Registration/Notification* form to Council's Environmental Health and Regulatory Services in order to register the food business under the Food Act 2008. Annual food risk assessment fees may apply. The form can be downloaded from the Council's website.
- (3) The kitchen exhaust must comply with the AS 1668.02 and must as practicable as possible remove particulates, fumes and odours.
- (4) Any work involving the handling and removal of asbestos must be undertaken in accordance with the Health (Asbestos) Regulations 1992.
- (5) Sound levels created are not to exceed the provisions of the Environmental Protection (Noise) Regulations 1997.

- (6) All construction work noise is to be carried out in accordance with Control of Environmental Noise Practises set out in Section 6 of AS 2436 – 1981 – Guide to Noise Control on Construction, Maintenance and Construction Sites.
- (7) All construction work must be carried out between the hours of 7.00 am and 7.00 pm Monday to Saturday, excluding Sundays and Public Holidays.
- (8) All construction work noise is to be carried out in accordance with Control of Environmental Noise Practises set out in Section 6 of AS 2436 – 1981 – Guide to Noise Control on Construction, Maintenance and Construction Sites.
- (9) All equipment used on the site must be the quietest reasonably available.
- (10) It is recommended that at least 24 hours before the commencement of construction, the construction contractor or owner/occupier of the construction site gives written notice of the proposed work to the occupiers of all premises at which noise emissions received were likely to fail to comply with the standard prescribed under Regulation 7 of the Environmental Protection (Noise) Regulations 1997.
- (11) The proposed development is satisfactory to the Environmental Health Services subject to compliance with the following legislation (as amended):
  - Health (Miscellaneous Provisions) Act 1911;
  - Health Act (Laundries and Bathrooms) Regulations;
  - Sewerage (Lighting, Ventilation & Construction) Regulations 1971;
  - Town of Victoria Park Health Local Law 2003;
  - Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste Regulations);
  - Perth Metropolitan Region Sewerage Policy 1982;
  - Environmental Protection (Noise) Regulations 1997.
- (12) Detailed plans and specifications of the public building to be submitted to the Environmental Health Services for approval prior to any construction or alterations. The plans to include details of:
  - I. Location of approved exit signs in the building over all designated exits, directional exit signs where necessary and emergency lighting in accordance with the Building Code of Australia and Australian Standard 2293 "Emergency Evacuation Lighting in Buildings" Part 1 & 2.
  - II. Areas where normal lighting is dimmed or extinguished shall be provided with permanent effective safety lighting for:
    - foyers and passages;
    - floors that are ramped at an inclination steeper than 1 in 12;
    - main aisles between blocks of fixed seats; and
    - the tread of each step;
  - III. Provision of approved exit door fittings and the directions in which doors swing.
  - IV. Provision of hand rails to steps, stairways and any other changes in floor level which may present a hazard to the public.
  - v. Decorative treatments in the building which shall be made of non-toxic materials.